
CITY OF TEMPE
HEARING OFFICER

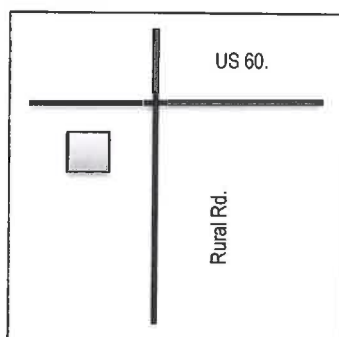
Meeting Date: 09/04/2018
Agenda Item: 5

ACTION: Request approval to abate public nuisance items at the Beck Property located at 606 E. Carson Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$275.00 for abatement request, removal of any unregistered vehicles from the front and side yards.

RECOMMENDATION: Staff – Approval of 180 day open abatement

BACKGROUND INFORMATION: City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the BECK PROPERTY. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE182044: removal of any unregistered vehicles from the front and side yards.



Property Owner: David & Cathryn L. Beck
Applicant: City of Tempe – Code Compliance
Zoning District: R1-6, Single Family Residential
Code Compliance Inspector: Julie Scofield, Code Inspector

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Drew Yocom, Planning & Research Analyst (480-858-2190)

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Barbara Simons, Code Inspector
Reviewed by: Drew Yocom, Planning & Research Analyst

COMMENTS:

Code Compliance is requesting approval to abate the Beck Property located at 606 E. Carson Drive, in the R1-6, Single Family Residential district. This case was initiated 04/10/2018, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve a 180 day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT



Tempe

DATE: 08/01/2018
TO: Jeff Tamulevich, Code Administrator
FROM: Julie Scofield
SUBJECT: Beck Property Abatement

LOCATION: 606 E. Carson Dr. Tempe, AZ 85282

PARCEL: 133-41-554

OWNER: David Beck
P.O. Box 25706
Tempe, AZ 85285-5706

FINDINGS:

04/10/2018 Complaint came into Neighborhood Enhancement (CE182044) for this property regarding junk/debris, and unregistered vehicles. Went to the property and there were multiple vehicles unregistered displaying expired plates. There were also items being stored on the side and in the front of the property. A notice was mailed to the owner, David Beck.

04/27/2018 The property was inspected again. There has been no change in the condition of the property. A final notice was mailed.

05/03/2018 The final notice came back to me in the mail with a forwarding address. The final notice was mailed to the forwarding address.

06/01/2018 Went to the property and it was still in violation for the unregistered vehicles and the junk/debris. A pink hanger was placed on the gate to front door asking for compliance or contact regarding the violations.

06/07/2018 Went to the property and issued a citation for junk and debris and unregistered vehicles. Pictures were taken at that time.

06/28/2018 The owner requested a hearing for the citations that were issued.

07/19/2018 The owner failed to appear at the court hearing.

07/27/2018 Requested a bid for the removal of the one unregistered vehicle in the driveway. The junk and debris has been cleaned up.

08/01/2018 The abatement paperwork has been turned in and the hearing is set for September 4th, 2018.

RECOMMENDATIONS:

I am recommending the approval for the abatement at 606 E. Carson Dr. The property is owned by David Beck, who has been given ample time and opportunities to bring this property into compliance and has failed to correct all violations. The owner was cited and failed to show up in court. The property is still in violation of having an unregistered vehicle in the driveway and an abatement would be able to have this vehicle removed. I am requesting the 180-day open abatement in the event the property once again comes into non-compliance.

Respectfully submitted,

Julie Scofield

ACTION TAKEN:

NAME

DATE:

Submitted
[Signature]
8 1 18



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 08/01/2018

DAVID BECK
P.O. BOX 25706
TEMPE, AZ 85285-5706

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

Legal: TEMPE GARDENS
Location: 606 E. CARSON DR. TEMPE, AZ 85282
Parcel: 133-41-554

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of **09/04/2018**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

Violation of City of Tempe Code 21-3-B-3

Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:

- a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;
- b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;
- c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code;
- d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or
- e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code.

1. REMOVE ANY UNREGISTERED VEHICLES FROM THE FRONT/SIDE OF THE PROPERTY.

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process.

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be **\$275.00**. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480) 350-8372.

Code Inspector: Julie Scofield

Phone Number: (480)350-8951

E-mail: julie_scofield@tempe.gov



July 31, 2018

City of Tempe
Attn: Julie Scofield
Code Inspector

RE: Clean up – 606 E Carson Drive

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 606 E Carson Drive in the City of Tempe. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Removal of un-registered vehicle in the driveway
- Police Office on site during abatement

Total = \$275.00

Respectfully,

Jose Hernandez

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1701657	Case Number	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D	Incident Report Number CE182044		

Interpreter Required? ☐ Spanish ☐ Other Language

Defendant Name (First, Middle, Last) **DAVID BECK** Juvenile ☐

Residence Address, City, State, Zip Code **P.O. Box 25706 Tempe AZ 85285** Telephone: (cell phone) ☐

Sex Height Weight Eyes Hair Origin Date of Birth Restrictions Email Address

Business Address, City, State, Zip Code Business Phone No.

Vehicle Color Year Make Model Style License Plate State Expiration Date

Registered owner & address, City, State, Zip Code Vehicle Identification Number

The Undersigned Certifies That:

On	Month	Day	Year	Time	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device	Direction of Travel
At	Location 6006 E CARSON DR.									<input checked="" type="checkbox"/> Tempe 85282	Area Dist.

The Defendant Committed the Following:

A	Section:	21-3-B-1	ARS Violation:	Junk, trash, debris	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number		Disp. Code:		Sanction:	<input checked="" type="checkbox"/> Municipal Code	
	MVD					<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense

B	Section:	21-3-B-3	ARS Violation:	UNREGISTERED VEHICLES	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number		Disp. Code:		Sanction:	<input checked="" type="checkbox"/> Municipal Code	
	MVD					<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense

C	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number		Disp. Code:		Sanction:	<input type="checkbox"/> Municipal Code	
	MVD					<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense

D	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number		Disp. Code:		Sanction:	<input type="checkbox"/> Municipal Code	
	MVD					<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense

E	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number		Disp. Code:		Sanction:	<input type="checkbox"/> Municipal Code	
	MVD					<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: 06/21/18	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date:	Time: <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:	Date:	Time:	Court No.

Criminal:	<input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.
Civil:	<input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.

x mailed	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
------------------------	----------------------------------	---

I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
---	--

Complainant	PSN
-------------	-----

Comments:	1st citation
-----------	---------------------

Juvenile Notification:	Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials
------------------------	---

Date issued if not violation date

COMPLAINT



1701657

Query Response (Order 44629947)

Plate Number AAF7348

VIN

Name

ARIZONA MOTOR VEHICLE RECORD AS OF 06/07/2018

PLATE AAF7348 - 001	TAB AAF7348	CAT A	VIN JTEHD20V346009904
MAKE TOYT	YEAR 2004	VST 4DSW	FLP 019750
GVW 000000	FUEL G	MFR DEC 2004	EXP NOV 30, 2015
		PRD	FNED 00000000

TITLE	ST	DATE	FILM	OTC	OD	CODE
ELTA016161684	AZ	06092016	P247AQ2904		0025028	A

OWNER1 TERESA, KAY, OLIPHANT
OWNER2 SARAH, NICOLE, OLIPHANT

LEGAL STATUS
OR

M/ADR 2152 W HARRISON ST	CITY CHANDLER	ST AZ 852246954	CO 07
L/ADR	CITY	ST	CO 00

COMMENTS

LIEN1	DATE	LEGAL STATUS
ADR		
LIEN2	DATE	LEGAL STATUS
ADR		
LIEN3	DATE	
ADR		
STATUS CODE 25		



**COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE**

04/10/2018

BECK DAVID/CATHRYN L
606 E CARSON DR
TEMPE, AZ 85282-7002

Case#: CE182044

Site Address: 606 E. CARSON DR. TEMPE, AZ 85282

SITE REINSPECTION ON OR AFTER: 04/25/2018

This is a notice to inform you that this site was inspected on 04/10/2018 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Violation of City of Tempe Code 21-3-B-8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

Violation of City of Tempe Code 21-3-B-1

Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the county health officer or this code or any other ordinance of the city.

Violation of City of Tempe Code 21-3-B-3

Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:

- a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;
- b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;
- c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code;
- d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or

- e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.
2. PLEASE REMOVE ITEMS BEING STORED IN THE FRONT AND OR SIDE OF THE PROPERTY. INCLUDING TRASH, CLOTH ITEMS, WOOD, METAL, AND ANY OTHER MISCELLANEOUS ITEMS.
3. VEHICLES OUT IN THE OPEN MUST BE REGISTERED AND DISPLAYING CURRENT PLATE AND OR TAGS. PLEASE MAKE SURE THE VAN AND SUBURBAN ARE REGISTERED AND DISPLAYING CURRENT TAGS/PLATES.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Julie Scofield
Code Inspector II
E-Mail

Direct: 480-350-8951
Code Compliance: 480-350-8372
julie_scofield@tempe.gov

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, and 17-19; Sections 21-4; 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 (commercial), \$200 (residential) per violation, 2nd occurrence \$420 (commercial), \$300 (residential) per violation, 3rd occurrence \$820 (commercial) \$400 (residential) per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$300 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-25: \$1,000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).



**COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE**

05/03/18

BECK DAVID/CATHRYN L
P.O. BOX 25706
TEMPE, AZ 85285-5706

Case#: CE182044
Site Address: 606 E. CARSON DR. TEMPE, AZ 85282

SITE REINSPECTION ON OR AFTER: 05/17/2018

This is a notice to inform you that this site was inspected on 05/03/18 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Violation of City of Tempe Code 21-3-B-8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

Violation of City of Tempe Code 21-3-B-1

Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the county health officer or this code or any other ordinance of the city.

Violation of City of Tempe Code 21-3-B-3

Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:

- a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;
- b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;
- c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code;
- d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or

- e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.
2. PLEASE REMOVE ITEMS BEING STORED IN THE FRONT AND OR SIDE OF THE PROPERTY. INCLUDING TRASH, CLOTH ITEMS, WOOD, METAL, AND ANY OTHER MISCELLANEOUS ITEMS.
3. VEHICLES OUT IN THE OPEN MUST BE REGISTERED AND DISPLAYING CURRENT PLATE AND OR TAGS. PLEASE MAKE SURE THE VAN AND SUBURBAN ARE REGISTERED AND DISPLAYING CURRENT TAGS/PLATES.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Julie Scofield
Code Inspector II
E-Mail

Direct: 480-350-8951
Code Compliance: 480-350-8372
julie_scofield@tempe.gov

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, and 17-19; Sections 21-4; 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 (commercial), \$200 (residential) per violation, 2nd occurrence \$420 (commercial), \$300 (residential) per violation, 3rd occurrence \$820 (commercial) \$400 (residential) per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$300 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-25: \$1,000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).



06/07/2018 09:01



06/07/2018 09:01

MAINE
AA7348

RAV4

He must be the change
we must be as the wolf

we must be the change
we wish to see in the world



06/07/2018 09:01